

Gateway TIF Management - Redevelopment Report

2017 submission for subject year 2016

Bloomington Civil City, Monroe County

Bloomington Redevelopment Commission

This unit has reported 7 TIF Districts

Personnel

Active Commissioners as of 12/31/2016

<i>Name</i>	<i>Title</i>	<i>Active at Year Start</i>	<i>Active Start Date</i>	<i>Active at Year End</i>	<i>Active End Date</i>
Don Griffin	President	Yes		Yes	
Mary Rickert	None	Yes		Yes	
Sue Sgambelluri	Secretary	Yes		Yes	
Jennie Vaughan	Vice President	Yes		Yes	
David Walter	None	Yes		Yes	

Commissioners Removed in Prior Year

<i>Name</i>	<i>Title</i>	<i>Active at Year Start</i>	<i>Active Start Date</i>	<i>Active at Year End</i>	<i>Active End Date</i>
Katie Birge	Secretary	Yes		No	12/31/2015
Elizabeth Keohe	None	Yes		No	12/31/2015
John West	President	Yes		No	12/31/2015

Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
Michael Arnold	\$45,024.60	Salary
Daniel Bixler	\$33,290.81	Salary
Bethany Emenhiser	\$45,868.79	Salary
Christina Finley	\$38,265.79	Salary
John Hewett	\$48,026.27	Salary
Alison Kimmell	\$28,121.60	Salary
Kenny Liford	\$35,893.00	Salary
Norman Mosier	\$35,966.94	Salary
Daniel Niederman	\$45,746.60	Salary
Vickie Provine	\$51,865.45	Salary
Doris Sims	\$88,330.04	Salary
Mary Strong	\$38,649.00	Salary
Matthew Swinney	\$35,869.40	Salary
Vacant	\$62,881.13	Salary
Dee Willis	\$36,679.31	Salary

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Name	Amount	Salary/Compensation
Robert Woodford	\$49,818.03	Salary
Edward Wright	\$28,112.37	Salary

Finances

TIF District Expenditures & Revenues

TIF District	Revenue Received	Expenses Paid
T53001 - Thomson Orig (PC) (inactive)	\$0.00	\$0.00
T53004 - Downtown Orig (BC) (inactive)	\$0.00	\$0.00
T53007 - Adams Crossing (PC) (inactive)	\$0.00	\$0.00
T53010 - Kinser Prow (BC)	\$93,791.64	\$3,060.75
T53011 - Whitehall Gates (PC) (BC) (inactive)	\$0.00	\$0.00
T53012 - Tapp Road (PC) (inactive)	\$0.00	\$0.00
T53020 - Consolidated TIF	\$9,519,435.50	\$8,884,307.48
Total:	\$9,613,227.14	\$8,887,368.23

Redevelopment Expenditures

Category	Subcategory	Expenditure Code	Description	Amount
Personal Services	Salaries and Wages	D101	Salaries & Benefits	\$1,128,244.41
Supplies	Office Supplies	D201	Supplies	\$7,102.03
Services and Charges	Professional Services	D301	Services	\$6,036,354.53
Capital Outlays	Land	D501	Land	\$466,999.13

Grants/Loans

District	Fund	Entity	Purpose	Amount
T53020 - Consolidated TIF	Consolidated TIF	INDOT	B-Link Trail	\$62,064.19

Final Notes

None

Fund Balances

Expand All
 Collapse All

Fund Name	TIF Name	Notes	Balance
440/TIF-Downtown	Total		\$0.00
442/TIF-Tapp Road	Total		\$0.00
445/TIF-Adams	Total		\$0.00
446/TIF-Prow	Total		\$529,768.91
447/TIF-Whitehall	Total		\$0.00
448/TIF-Thompson	Total		\$0.00

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T5000	Mtda TIF Thomson Orig (PC) (inactive)		\$20,153,503.95
Total Original Establishment Area:			\$20,683,272.86

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/06/1992

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53004 - Downtown Orig (BC) (inactive)

(2 of 7)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

05/06/1985

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District Tax Increment Revenue Bonds of 2011	\$0.00	\$0.00
Mercury Garage Market Lease	\$0.00	\$0.00
7th & Walnut LLC	\$0.00	\$0.00

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53007 - Adams Crossing (PC) (inactive)

(3 of 7)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

11/07/1994

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53010 - Kinser Prow (BC)

(4 of 7)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

02/23/1996

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 26

Personal Property: 0

Other: 0

Total: 26

Total Gross AV: \$11,098,100.00

Total Net AV: \$10,042,375.00

Total Base AV: \$5,276,772.00

Total Inc. AV: \$4,765,603.00

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T53011 - Whitehall Gates (PC) (BC) (inactive)

(5 of 7)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/06/1998

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
BMFC Economic Development Lease Rental Refunding Bonds, Series 2009 (1998 Street Lease)	\$0.00	\$0.00
BMFC Econ Dev Lease Rental 2000 (Fire Station)	\$0.00	\$0.00
Redevelopment District Bonds of 2000	\$0.00	\$0.00

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53012 - Tapp Road (PC) (inactive)

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

02/19/1993

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

T53020 - Consolidated TIF

(7 of 7)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/20/2015

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Tax Increment Bonds of 2015	\$39,346,305.00	\$3,073,541.00

Parcels:

Real Property: 2020

Personal Property: 2

Other: 0

Total: 2022

Total Gross AV: \$1,225,305,130.00

Total Net AV: \$1,026,978,352.00

Total Base AV: \$453,732,227.00

Total Inc. AV: \$573,246,125.00